

**ZONING BOARD OF APPEALS
AND PUBLIC HEARING MINUTES**

April 14, 2015
Council Chambers

Chairman Bosanac called the meeting to order at 7:06 p.m.

Call to Order.

Chairman Bosanac called the meeting to order and advised appellants that the Zoning Board of Appeals is a nine member board and tonight there are six members present. The board consists of seven citizens at large, one council person and a representative from the Monroe Citizens Planning Commission. If an appellant would like to wait until there is a full complement of the board, the hearing can be postponed until the next scheduled meeting of the Board.

Appellant wished to proceed.

1. Roll Call:

Present: Commissioner Bill Kipf
Commissioner Brian Beneteau
Chairman Michael Bosanac
Commissioner Bettie Dickerson
Commissioner Ken Miller
Commissioner Sandra May

Excused: Commissioner George O'Dell
Councilman Jeffery Hensley

Absent: Commissioner Susan Iott
Commissioner David Smith

Guests: Thomas N. Veres

Staff: Matt Wallace, City Planner
Denise Palmer, Department Aid
Keith Woodcock, Building Official / Zoning Administrator

2. Pledge of Allegiance

Chairman Bosanac led the pledge.

3. Minutes & Agenda

A motion was made by Commissioner Miller
To approve tonight's agenda and minutes of the December 09, 2014 meeting.
Support by Commissioner Dickerson.

Motion carried unanimously. (6 to 0).

4. New Business

Case #ZBA 15-001– 315 Arbor Avenue – Assessor's Parcel #59-01298-000.

Request from Thomas Veres seeking to construct an 8'x 8' addition to an existing residence. The addition would increase the parcel's lot coverage from 1,616 square feet to 1,680 square feet. Only 1,476 square feet of lot coverage is permitted for a lot of this parcel's size. A variance would be required to allow the property owner to increase the parcels non – compliance with lot coverage.

Staff Report

The staff analysis was read into the record by Mr. Wallace.

Applicant Comments

Thomas N. Veres discussed the proposed addition.

Public Hearing

Chairman Bosanac opened the public hearing.

With no one wishing to speak Chairman Bosanac closed the public hearing.

Board Discussion

Commissioner Miller asked for clarification of the foundation inspection.

Discussion was held.

Chairman Bosanac asked if there were permits for all the new concrete on the property.

Discussion was held.

Chairman Kipf asked if the permit that was not picked up in 2007 was the concrete work that is there.

Discussion was held.

Mr. Veres said all the concrete was done during the waterproofing project.

Discussion was held.

Commissioner Beneteau does not see a hardship in this case.

Discussion was held.

Commission Action

A motion was made by Commissioner Miller, the applicants request be denied.
Support by Commissioner Beneteau.

Chairman Bosanac called for the vote.

Motion carried unanimously. (6 to 0).

Old Business

Election of Officers:

Motion made by Commissioner Miller to table the election until the next meeting.
Support by Commissioner Beneteau.

Motion carried unanimously. (6 to 0).

Communications

The May 12, 2015 meeting is cancelled due to no applications submitted.

Public Comment

Thomas N. Veres came back to the podium with additional arguments to try and Reverse the board decision.

Discussion was held on the definition of a Hardship.

Chairman Bosanac instructed the applicant to try and work with the Building Department to reach a resolution.

Discussion was held.

Commissioner Kipf stated the house can still be used for its intended purpose Without the addition.

Discussion was held.

Board Comments

None

Adjournment

With no one else wishing to comment Chairman Bosanac asked for a motion to adjourn.

Motion to adjourn by Commissioner Miller, Support by Commissioner Beneteau.

Motion carried unanimously. (6 to 0).

The meeting was adjourned at 8:11 P.M.